

MEETINGS TO DATE 25  
NO. OF REGULARS 20  
NO. OF SPECIALS 5

LANCASTER, NEW YORK  
NOVEMBER 5, 1986

A joint meeting of the Town Board and the Planning Board of the Town of Lancaster, New York, was held at the Central Avenue Community Center, 149 Central Avenue, Lancaster, New York on the 5th day of November 1986, at 7:00 P.M. and there were

PRESENT:                   STANLEY JAY KEYSA, SUPERVISOR  
                              ROBERT H. GIZA, COUNCILMAN  
                              JOHN T. MILLER, COUNCILMAN  
                              JOHN P. GOBER, PLANNING BOARD MEMBER  
                              JOHANNA COLEMAN, PLANNING BOARD MEMBER  
                              GEORGE E. O'NEIL, PLANNING BOARD MEMBER  
                              BRIAN A.J. FAHEY, PLANNING BOARD MEMBER  
                              ANTHONY FRANJOINE, PLANNING BOARD MEMBER  
                              MILDRED WHITTAKER, PLANNING BOARD MEMBER

ALSO PRESENT:           NANCY M. BINDHAMMER, DEPUTY TOWN CLERK  
                              NICHOLAS LO CICERO, DEP. TOWN ATTORNEY  
                              ROBERT L. LANEY, BUILDING INSPECTOR

PURPOSE OF MEETING:

This joint meeting of the Town Board and Planning Board of the Town of Lancaster was held for the purpose of acting as a Municipal Review Committee for a State Environmental Quality Review of a proposed subdivision known as "The Meadows" (formerly Brookfield Subdivision).

The joint boards then proceeded with the Environmental Assessment on "The Meadows" Subdivision matter with an item for item review and discussion of the project impact and magnitude as outlined on an Environmental Assessment Form which was provided to each member.

The Review Committee found as follows:

1. There will be a small to moderate impact as a result of a physical change to the project site.
2. There will be no effect to any unique or unusual land forms found on the site.
3. The project will not affect any water body designated as protected.
4. There will be a small to moderate impact upon non-protected existing or new body of water.

5. The project will have a potentially large impact on the water quality due to the fact that there is a 4" water main on Aurora Street which may not be sufficient for domestic need with fire flow.
6. There will be a small to moderate impact on drainage flow, patterns or surface water runoff. (check culvert sizing)
7. The project will not affect air quality.
8. The project will not affect any threatened or endangered species.
9. The project will not substantially affect non-threatened or endangered species.
10. The project will not affect views, vistas, or the visual character of the neighborhood or community.
11. The project will not impact upon any site or structure of historic, pre-historic or paleontological importance.
12. The project will not affect the quantity or quality of existing or future open spaces or recreational opportunities.
13. The project will have a small to moderate impact upon the existing transportation system. (need to consider stub roads to adjacent lands).
14. The project will not affect the community's sources of fuel or energy supply.
15. There will be no objectional odors, noise, glare, vibration, or electrical disturbances as a result of this project.
16. The project will not affect public health and safety.
17. The project will not affect the character of the existing community.
18. There is no public controversy concerning the project.

The Review Committee took no formal action on this matter and referred the project back to the developer for re-submission to the Review Committee with mitigation measures for review item No. 5, namely the effect on water quality.

Signed Nancy M. Bindhammer  
Nancy M. Bindhammer, Deputy Tn. Clerk